



CITY OF ROCKLIN
MINUTES OF SPECIAL MEETING
OF THE
ROCKLIN CITY COUNCIL

JULY 30, 1996

TIME: 7:00 P.M.

PLACE: Council Chambers
3970 Rocklin Road

73096

1. The Special Meeting of the Rocklin City Council convened at 7:00 p.m. Mayor George Magnuson presiding.
2. Mayor Magnuson led the Pledge of Allegiance.
3. Roll Call:

Councilmembers: Kathy Lund, Clarke Dominguez, Marie Huson, Ken Yorde, George Magnuson

City Personnel: Carlos Urrutia, City Manager
Sabina Gilbert, City Attorney
Rex Miller, Dir./Administrative Services
Terry Richardson, Comm. Dev. Director
Archie Moosakhanian, City Engineer
Sandra Davies, City Clerk

Commissioners: None

Mayor Magnuson adjourned the meeting to Closed Session at 7:05 p.m.

CLOSED SESSION:

4. A. Conference with Labor Negotiator
Under Section 54957.6(a)
City of Rocklin - Carlos Urrutia
Rocklin Police Officers Association
- B. Conference with Labor Negotiator
Under Section 54957.6(a)
City of Rocklin - Carlos Urrutia
Management Unit

Mayor Magnuson reconvened the regular meeting at 7:45 p.m. stating that no reportable action was taken during the Closed Session.

AGENDA REVIEW:

5. No changes.

PUBLIC HEARINGS:

Mayor Magnuson explained that at Special Meetings there is no provision for citizens to address the Council except for those items listed on the agenda.

6. Civic Center Master Plan

This item was continued from May 28, 1996. The Public Hearing was closed to public comment on April 9, 1996.

- A. Resolution of the City Council of the City of Rocklin Certifying the Final Environmental Impact Report (EIR-92-05), Making Findings of Overriding Considerations, Adopting a Mitigation Monitoring Program, and Directing the Environmental Coordinator to File a Notice of Determination (Rocklin Civic Center Plan; General Plan Amendment 95-03; Change of Zone Z-95-02; General Development Plan PDG-95-03)
- B. Resolution of the City Council of the City of Rocklin Approving an Amendment to the General Plan of the City of Rocklin and Adopting the Area Plan for Rocklin Civic Center (From various residential and non-residential land uses) (Rocklin Civic Center Plan/GPA-95-03)
- C. First Reading & Publication: Ordinance of the City Council of the City of Rocklin Approving of a Rezoning from Various Residential and Non-Residential Zones to Planned Development (PD) and Adopting a General Development Plan to Provide for Various Residential and Non-Residential Uses (Rocklin Civic Center Plan/Z-95-02/PDG-95-03)

Terry Richardson presented the staff report pointing out the following issues:

- page 6 Exhibit A, Significant or Potentially Significant Impacts Reduced to Less than Significant Levels, and Mitigated Less than Significant Impacts
- page 14 Exhibit B, Significant or Potentially Significant Impacts for which some of the Identified Mitigation Measures are Outside the City's Responsibility and/or Jurisdiction
- page 16 Exhibit C, Significant and Unavoidable Impacts
- page 18 Exhibit D, Project Alternatives
- page 21 Exhibit E, Statement of Overriding Considerations

- page 22 Exhibit F, Mitigation Monitoring
- page 41 - no changes
- page 51 - map/G.P. Amendment-Land Use Element
- page 52 - map/G.P. Amendment-Circulation Plan
- page 106 - map/General Development Plan-Circulation Plan
- page 53 revised (orange sheet)
- change on page 2 of the ordinance in section 2
- page 57 - map/Change of Zone
- page 58 Exhibit B
- pages 66 & 67
- Appendix A, B, C, D, & E

He point out the modifications made by the City Council at the last meeting as follows:

- All residential land use density designations to be either RD-4 (affecting approximately 40 acres) or RD-8 (located on the east side of Ruhkala Road, adjacent to the Commercial properties along Pacific Street).
- All street cross sections to reflect the improvements.
- All development standards, such as minimum lot sizes along Winding Lane.
- The Storm drain system will include individual project on-site detention facilities.
- The re-alignment of the East-West Road.
- page 68 deletion of Appendix A, B, C, D, & E from the Table of Contents
- page 91 density
- page 95, 96, & 97 delete proposed parking area
- page 101 wording on chart/lot frontages
- page 102 no changes
- page 106 compare maps of General Plan and Development Plan
- page 109 & 110 street cross sections
- page 114 Minor Streets/street widths
- page 116 and figure 15 & 16 Utility Plan
- page 116 & 122 sewer service
- page 120 estimated facilities needs
- page 121 drainage systems and financing plan

Mr. Richardson mentioned the three citizen letters handed out this evening. He mentioned the Killingsworth lot at Winding Lane and Lost Avenue. He discussed the lot frontages on Winding Lane and other lots shown on the handout of the Assessor's Parcel Maps relating to meeting standards and non-conforming issues. He mentioned the Financing Plan, policy decisions, fees, and the staff recommendation.

Council discussed the following issues:

- public hearing process
- financing plan
- non-conforming status
- reviewing the documents page by page
- page 60 #21 should read KMM-2 (refer to page 29)
- page 83 policy #3 Ruhkala Lane should read Ruhkala Road
- page 85 Winding Way should read Winding Lane
- page 95 elimination of proposed parking area and showing language as Memorial Park
- page 112 cul-de-sac maintenance
- Evelyn and Kannasto to be abandon/pedestrian access only
- page 141 one lot with existing house
- page 111 street crossing sections/all should read Winding Lane

The street name issue of Winding Lane or Winding Way should be clarified prior to action being taken on the project.

- page 61/Cultural Resources
- page 158 bell tower issue
- page 112 right of ways, bike trails, and walking paths/Lost Avenue to be a trail/Winding Lane-emergency vehicles only and pedestrian and bike lane
- page 107 bike trail/pedestrian traffic
- parking at Memorial Park
- page 199 infrastructure/improvement costs

Mayor Magnuson opened the Public Hearing. There were no public comments.

The non-forming lot issue was discussed. City Attorney Sabina Gilbert discussed the subdivision ordinance section 16.12.010 relating to minimum lot size and re-building on non-conforming lots. There was concern regarding this issue.

Motion to make the minimum lot width consistent on page 101 by Councilman Yorde, seconded by Councilwoman Lund. Passed by the following roll call vote:

Ayes:	Yorde, Lund, Dominguez, Huson, Magnuson
Noes:	None
Absent:	None
Abstain:	None

Motion to take out the words "parking lot" and insert the words "Memorial Park" on pages 95, 96, & 97 by Councilwoman Lund, seconded by Councilman Yorde. Passed by the following roll call vote:

Ayes: Lund, Yorde, Dominguez, Huson, Magnuson
Noes: None
Absent: None
Abstain: None

On page 114, consensus was to leave the section on Minor Streets as is.

There was a motion to approve item 6.A. by Councilwoman Lund, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes: Lund, Dominguez, Huson, Yorde, Magnuson
Noes: None
Absent: None
Abstain: None

There was discussion relating to the trail system on page 114 and Kannasto Street on pages 107 and 141.

Mayor Magnuson called for a recess at 8:47 p.m. and reconvened the meeting at 9:10 p.m. asking the City Attorney to voice some concerns.

City Attorney Sabina Gilbert voiced concerns relating to the following issues:

- existing lots/non-conforming
- non-conforming with Civic Center General Development Plan
- permits not issues (non-conforming)
- substandard and non-conforming lots
- different development standards
- consistency with what plan is actually doing

She recommended that the issues of development standards and substandard lots be revisited before any action is taken. The issues of frontages and zoning relating to conforming and non-conforming lots has caused concerns.

Motion directing the Staff to revisit these issues and continue this item to a Special Council Meeting on Wednesday, September 4, 1996 at 7:30 p.m. by Councilwoman Huson, seconded by Councilwoman Lund. Passed by the following roll call vote:

Ayes: Huson, Lund, Dominguez, Yorde, Magnuson
Noes: None
Absent: None
Abstain: None

7. Continued from July 9, 1996
Open Space Conservation and Recreation Element Amendment

Terry Richardson presented the staff report pointing out the following items:

- page 12 of Exhibit A item 1.B. Cultural Arts - add goal 1, 2, & 3
- page 15 of Exhibit B - action plan
- page 18 of staff report (yellow handout) correction relating to the switch between Interpretation A and Interpretation B
- 50 ft. riparian area issues (buffer)/language on page 15

There were questions relating to the 1988 100 ft. buffer that Fish and Game requested. Further encroachment on the creek beds was discussed.

Councilman Dominguez stated that he would abstain on any further discussion of this issue due to a possible Conflict of Interest.

The discussion continued relating to creek beds and riparian area encroachment of 50 ft. vs. 100 ft. buffers. Councilman Yorde presented a letter from Fish and Game dated June 8, 1989.

Mayor Magnuson opened the Public Hearing.

The following citizens spoke to the 50 ft. vs. 100 ft. buffer issues:

Royceann Berks, 3951 Winding Lane, Rocklin
Gordon Havens, 4035 Kannasto Street, Rocklin
Don Berks, 3951 Winding Lane, Rocklin
Pat Beck, 4815 Blandon Road, Rocklin
Diane Bell, 4045 Winding Lane, Rocklin

Terry Richardson summarized the intent of the condition stating that we measure from the bank of the creeks. Clarification of the wording of the condition is needed relating to the minimum distance and how it is to be measured.

There being no further public comments, Mayor Magnuson closed the Public Hearing.

Council made comments relating to the following:

- changing Interpretation A and B
- Cultural Arts
- protection of riparian woodland
- 50 ft. distance being enough

- stick to Fish and Game recommendation
- revision of environmental check list
- Fish & Game and Corp of Engineers issues of riparian areas and wetlands
- clear language in general plan/interpretation

- A. Resolution No. 96-197 of the City Council of the City of Rocklin
Approving a Negative Declaration of Environmental Impacts for an
Amendment to the Open Space Conservation and Recreation Element of
the General Plan of the City of Rocklin (GPA-95-02)

Motion to approve including only the Cultural Arts information by
Councilwoman Lund, seconded by Councilman Yorde. Passed by the
following roll call vote:

Ayes: Lund, Yorde, Huson, Magnuson
Noes: None
Absent: None
Abstain: Dominguez

- B. Resolution No. 96-198 of the City Council of the City of Rocklin
Approving an Amendment to the Open Space Conservation and Recreation
Element of the General Plan of the City of Rocklin (GPA-95-02)

Motion to approve including only the Cultural Arts and deleting Exhibit B
by Councilwoman Lund, seconded by Mayor Magnuson. Passed by the
following roll call vote:

Ayes: Lund, Magnuson, Huson, Dominguez, Yorde
Noes: None
Absent: None
Abstain: None

8. Continued from July 9, 1996
Consideration of an Interpretation of One of the Circulation Element Policies of
the General Plan Regarding Level of Service

Mayor Magnuson opened the Public Hearing. Terry Richardson presented the
staff report. There being no public comments, Mayor Magnuson closed the Public
Hearing. Motion to approve as recommended by Councilwoman Lund, seconded
by Councilman Dominguez. Passed by the following roll call vote:

Ayes: Lund, Dominguez, Huson, Yorde, Magnuson
Noes: None
Absent: None
Abstain: None

Mayor Magnuson called for a recess at 10:30 p.m. and reconvened the meeting at 10:40 p.m.

9. Continued from July 23, 1996
Community Development Block Grant Annual Report

Council heard item B. first.

- B. Consideration of the Grantee Performance Report on the City of Rocklin's 1995 Community Development Block Grant for the First Time Home Buyers Program.

Mayor Magnuson stated that he would abstain on this item due to a possible Conflict of Interest and turned the meeting over to Vice Mayor Yorde.

Terry Richardson presented a brief staff report. Vice Mayor Yorde opened the Public Hearing. There being no public comments, Vice Mayor Yorde closed the Public Hearing.

Motion to accept the report and direct the City Manager to forward it to HCD by Councilwoman Lund, seconded by Councilman Dominguez.
Passed by the following roll call vote:

Ayes:	Lund, Dominguez, Huson, Yorde
Noes:	None
Absent:	None
Abstain;	Magnuson

Vice Mayor Yorde turned the meeting back over to Mayor Magnuson.

- A. Consideration of the Grantee Performance Report on the City of Rocklin's 1993 Community Development Block Grant for Street Frontage Improvements to Service the VOA Elderly Housing Project on Evelyn Way and Ruhkala Road.

Motion to accept the report and direct the City Manager to forward it to HCD by Councilwoman Lund, seconded by Councilman Dominguez.
Passed by the following roll call vote:

Ayes:	Lund, Dominguez, Huson, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

- C. Consideration of the Grantee Performance Report on the City of Rocklin's Community Development Block Grant Reuse Program ("Program Income") for Housing Rehabilitation and Other Eligible Activities

Terry Richardson presented the staff report proposing ideas for projects. Mayor Magnuson opened the Public Hearing.

Don Berks, 3951 Winding Lane, Rocklin, proposed that we do projects for seniors and kids.

There being no further public comments, Mayor Magnuson closed the Public Hearing.

Motion to accept the report and direct the City Manager to forward it to HCD by Councilwoman Lund, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes:	Lund, Dominguez, Huson, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

RESOLUTIONS:

10. Community Facilities District No. 5

- A. Resolution of the City Council of the City of Rocklin to Adopt Policies and Procedures for Land Secured Financing, Including Mello-Roos Districts
- B. Resolution of the City Council of the City of Rocklin of Intention to Establish Rocklin Community Facilities District No. 5

Council continued these items to August 13, 1996.

11. Resolution No. 96-199 of the City Council of the City of Rocklin Adopting Rules, Regulations, Benefits, and Policies Relating to Employee Relations Between the Management Employees and the City and Repealing Resolution No. 86-188

Motion to approve by Councilman Dominguez, seconded by Councilwoman Lund. Passed by the following roll call vote:

Ayes:	Dominguez, Lund, Huson, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

12. Resolution No. 96-200 of the City Council of the City of Rocklin Approving the Lease Purchase Agreement Between the City of Rocklin and Associates Commercial Corporation

Motion to approve by Councilwoman Lund, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes:	Lund, Dominguez, Huson, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

ORDINANCES:

13. Continued from July 9, 1996

First Reading & Publication: Ordinance No. 744 of the City Council of the City of Rocklin Repealing and Reenacting Chapter 15.16 of the Rocklin Municipal Code Relating to Cable Television

Motion to Read By Title Only by Councilwoman Lund, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes:	Lund, Dominguez, Huson, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

Motion to approve on First Reading by Councilman Dominguez, seconded by Councilwoman Lund. Passed by the following roll call vote:

Ayes:	Dominguez, Lund, Huson, Yorde, Magnuson
Noes:	None
Absent:	None
Abstain:	None

ADJOURNMENT:

14. The Special City Council Meeting was adjourned at 11:15 p.m. by Mayor Magnuson.

APPROVED:

Sandra Davies, City Clerk

George A. Magnuson, Mayor